



**Plot 16, The Nurseries Driffield Road  
Kilham, Driffield, East Yorkshire YO25 4SP  
Price £235,000**

**WP & WOOLLEY  
& PARKS**

## IMPRESSIVE THREE BEDROOM / TWO BATHROOM SEMI DETACHED HOME

\*\*\* Ready Now \*\*\*

'The Willow' is an attractive three bedroom semi detached home complete with two allocated parking spaces and enclosed garden. Plot 16 of this exciting new development, 'The Nurseries' is located within the picturesque village of Kilham just 6 miles from the market town of Driffield. Being developed by Akkeri Homes, this property offers spacious and naturally light accommodation and will be completed to a high specification throughout. Charming and traditional in design The Willow will comprise entrance hall, cloakroom/w/c, bay windowed living room, separate dining/kitchen complete with a choice of kitchen units and quality integral appliances with the benefit of useful utility cupboard. Three bedrooms, master with En-suite and house bathroom. Externally the property benefits from two allocated parking spaces to the front and an impressive enclosed garden to the rear. Located on the edge of this sought after village with a variety of amenities to hand plus countryside walks on the doorstep and the East Yorkshire coast only a few miles away. With a limited number of 3 bedroom semi detached on this development, demand is sure to be high. RESERVATIONS being taken today!



## Plot 16 - The Willow

### About Kilham

The picturesque village of Kilham is located around six miles from the market town of Driffield, with Beverley and its many attractions just a 30-minute drive away. The village boasts a highly rated Church of England primary school, a Grade 1 listed parish church that dates back to Norman times, and a range of amenities that include a pub offering traditional ales and a welcoming environment. A perfect location for those seeking a tranquil home environment alongside a genuine sense of community, The Nurseries combines the very best of rural living with easy access to the rest of the county.

### Ground Floor

#### Entrance Hall

**Cloakroom/W/C** 6'11" x 3'3" (2.11 x 1.00)

#### Living Room

12'9" x 10'0" plus bay window (3.89 x 3.07 plus bay window)

#### Kitchen / Dining Room

16'7" x 9'11" (5.07 x 3.04)

#### Utility Cupboard

6'11" x 4'0" (2.11 x 1.22)

### First Floor

#### Bedroom 1

10'9" x 10'0" (3.30 x 3.07)

**En-Suite Shower Room** 5'9" x 5'6" (1.76 x 1.69)

#### Bedroom 2

10'1" x 9'6" (3.08 x 2.9)

#### Bedroom 3

10'1" x 6'10" (3.08 x 2.10)

#### House Bathroom

7'5" x 5'6" (2.28 x 1.70)

### Outside

Turfed rear garden.

### Off Street Parking

Two allocated parking spaces to the front of the property.

### General Specification:

The Willow will be finished to a high standard with the kitchen providing single oven and grill, single bowl sink unit complete with mixer tap over plus integrated fridge/freezer. Utility Cupboard with plumbing and space for free standing appliances.

Bathroom will offer a stylish three piece suite comprising bath complete with shower over, attractive vanity style wash basin and low flush w/c.

En-Suite with stylish suite comprising shower cubicle, attractive vanity style wash basin and low flush w/c.

Floor coverings will be included with a water resistant laminate to kitchen, utility and wet areas plus carpets to the remaining floor area.

Television points to principal bedroom and lounge.

### Tenure:

Freehold

### Council Tax :

Council tax is payable to East Riding of Yorkshire local authority. The property is yet to be listed in council tax band

### New Build Specification:

Please note that proposed specifications are for guidance only and may vary from plot to plot. They do not constitute any contract or guaranteed level

of specification. Final specifications for "as built" purposes will be confirmed prior to exchange of legal contracts.

### Measurements:

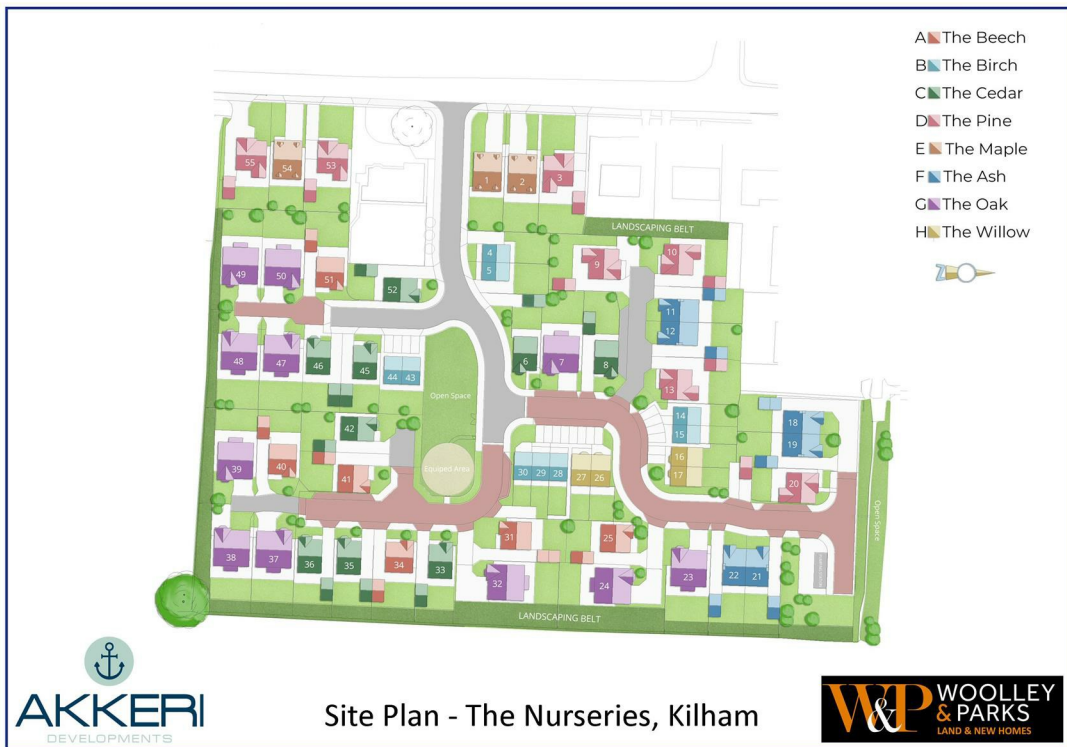
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.



New build homes could save buyers £3,100\* on annual energy bills.

NEW HOMES WEEK 2023

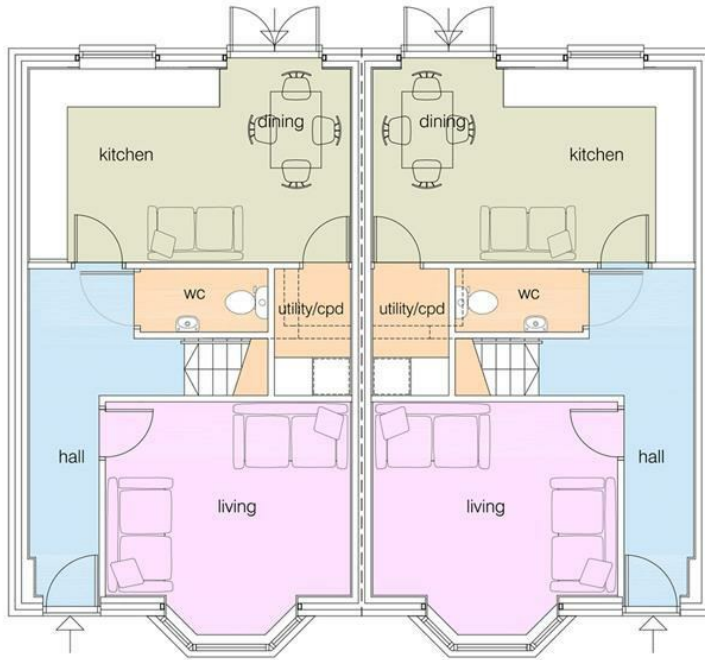
\*According to HBF analysis of EPC data, based on the April 2023 EPG increase.



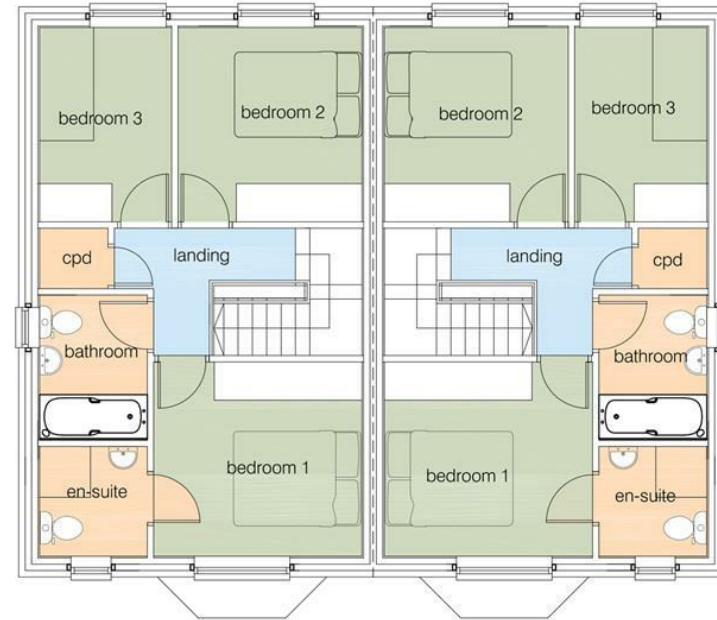


Plot 16

Plot 17



Ground Floor Plan  
Total floor area = 930 sq.ft



First Floor Plan



The Willow - The Nurseries, Kilham



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	83	37	37

Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Not energy efficient - higher running costs.

Environmental Impact (CO<sub>2</sub>) Rating: A (31-35), B (36-40), C (41-45), D (46-50), E (51-55), F (56-60), G (61-65).

England & Wales EU Directive 2002/91/EC